

IN RE: PETITION FOR ZONING VARIANCE  
N/S Walnut Hill Lane, 622' E  
of the c/l of Sherwood Road  
(1408 Walnut Hill Lane)  
9th Election District  
4th Councilmanic District  
A. C. Hubbard, Jr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-326-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a front yard setback of 16 feet in lieu of the required 40 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. Also appearing on behalf of the Petition were J. Edward Dudgeon, Builder, and his assistant, Bob DeCarlo, and Arthur Valk, III, Architect. There were no Protestants.

Testimony indicated that the subject property, known as 1408 Walnut Hill Lane, consists of 1.9 acres zoned D.R. 2 and is improved with a single family dwelling which has been Petitioners' residence for the past 20 years. Petitioners are desirous of constructing an addition on the front side of the existing dwelling to provide more habitable space. The Hubbards testified they would suffer practical difficulty if strict compliance with the zoning regulations was required due to the layout of the existing dwelling, its location on the subject property, which has been extensively landscaped, and the topography of the land. Petitioners testified they have discussed their plans with the adjoining affected property owners who have no objections. Further, two of their neighbors across the street from the subject property have indicated their approval of the request as evidenced by Petitioner's Exhibits 2A and 2B. Testimony

indicated the relief requested will not result in any detriment to the health, safety or general welfare of the community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.), and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely effect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of February, 1990 that the Petition for Zoning Variance to permit a front yard setback of 16 feet in lieu of the required 40 feet for a proposed addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

February 20, 1990

Mr. & Mrs. A. C. Hubbard, Jr.  
1408 Walnut Hill Lane  
Baltimore, Maryland 21204

RE: PETITION FOR ZONING VARIANCE  
N/S Walnut Hill Lane, 622' E of the c/l of Sherwood Road  
(1408 Walnut Hill Lane)  
9th Election District - 4th Councilmanic District  
A. C. Hubbard, Jr. et ux - Petitioners  
Case No. 90-326-A

Dear Mr. & Mrs. Hubbard:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
for Baltimore County

AMN:bjs

cc: People's Counsel

File



Dennis F. Rasmussen  
County Executive

PETITION FOR ZONING VARIANCE #197  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-326-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11302.3 C1 TO PERMIT A FRONT YARD SETBACK OF 16'-0" IN LIEU OF REQUIRED 40'-0"

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. TOPOGRAPHY OF LAND, AND EXISTING SEPTIC, RESTRICT BUILDING TO THE PROPOSED SIDE OF THE PROPERTY.
2. VALUE OF EXISTING LAND SCAPING PROHIBITS CONSTRUCTION IN AREAS OTHER THAN THE PROPOSED CONSTRUCTION AREA.
3. CONVENIENCE AND USE OF SPACE REQUIRES THE ADDITION BE PUT IN PROPOSED SIDE OF HOME.
4. CURRENT LOCATION PRESENTS AESTHETICS OF HOME.

Property is to be posted and advertised as prescribed by Zoning Regulations.

ORDER RECEIVED FOR FILING

Date: 12/15/89

By: J. Robert Haines

Public Hearing Fees: 010 - ZONING VARIANCE (FRL) 1 X \$35.00

LAST NAME OF OWNER: HUBBARD TOTAL: \$35.00

receipt No. 705

Cashier Validation: 8 850\*\*\*\*\*3590: a 215: F Please make checks payable to: Baltimore County

PETITION FOR ZONING VARIANCE #197  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-326-A

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3. CONVENIENCE AND USE OF SPACE REQUIRES THE ADDITION BE PUT IN PROPOSED SIDE OF HOME.
4. CURRENT LOCATION PRESENTS AESTHETICS OF HOME.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: A. C. Hubbard, Jr.  
(Type or Print Name)  
Signature: A. C. Hubbard, Jr.  
Address: 1408 Walnut Hill Lane  
City and State: Baltimore, MD 21204  
Phone No.: 915-8221

Legal Owner(s): Penny C. Hubbard  
(Type or Print Name)  
Signature: Penny C. Hubbard  
Address: 1408 Walnut Hill Lane  
City and State: Baltimore, MD 21204  
Phone No.: 915-8221

Attorney for Petitioner: J. Edward Dudgeon  
(Type or Print Name)  
Signature: J. Edward Dudgeon  
Address: 1408 Walnut Hill Lane  
City and State: Baltimore, MD 21204  
Phone No.: 915-8221

Attorney's Telephone No.: 547-0909

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day

of \_\_\_\_\_ 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

(over)

ZONING DESCRIPTION

Beginning at a point on the north side of Walnut Hill Lane which is forty feet wide at the distance of Six Hundred and Twenty-two feet east of the centerline of the nearest improved intersecting street, Sherwood Avenue, which is thirty feet wide. Being lot # 910, block # 114, section # 114, as recorded in Baltimore County Plat Book # 2, Folio # 131, containing 1.8 acres. Also known as 1408 Walnut Hill Lane and located in the ninth election district

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
J. Edward Dudgeon, Builder	1408 Walnut Hill Lane, 21204
Penny C. Hubbard	1408 Walnut Hill Lane, 21204
A. C. Hubbard, Jr.	1408 Walnut Hill Lane, 21204
Bob DeCarlo, Architect	1408 Walnut Hill Lane, 21204
Arthur Valk, III	1408 Walnut Hill Lane, 21204

February 10, 1990

Mr. J. Robert Haines  
Zoning Commissioner, Baltimore County  
Baltimore, Md. 21205

Dear Mr. Haines:

I have reviewed the building plans now filed with Baltimore County for a variance, showing a one-story addition to 1408 Walnut Hill Lane. These plans include the location of the new addition.

I am aware of what the addition will look like and where it is to be located, and have no objection to its construction as designed.

Sincerely Yours,

Richard E. Gatchell  
1411 Walnut Hill Lane  
Baltimore, Md. 21204

Petitioner's Exhibit  
2A

February 10, 1990

Mr. J. Robert Haines  
Zoning Commissioner, Baltimore County  
Baltimore, Md. 21205

Dear Mr. Haines:

I have reviewed the building plans now filed with Baltimore County for a variance, showing a one-story addition to 1408 Walnut Hill Lane. These plans include the location of the new addition.

I am aware of what the addition will look like and where it is to be located, and have no objection to its construction as designed.

Dr. Silda Luma  
Cecil Macht women  
Sincerely Yours,

1409 Walnut Hill Lane  
Baltimore, Md. 21204

Petitioner's Exhibit  
2B



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

January 30, 1990

Mr. & Mrs. A. C. Hubbard, Jr.  
1408 Walnut Hill Lane  
Baltimore, MD 21204

RE: Item No. 197, Case No. 90-326-X  
Petitioner: A. C. Hubbard, Jr., et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Hubbard:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. J. Edward Dudgeon  
802 N. Charles Street  
Baltimore, MD 21201

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

Your petition has been received and accepted for filing this  
27th day of December, 1989.

Received By:

James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

Petitioner: A. C. Hubbard, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: December 20, 1989  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: A. C. Hubbard, Jr., et ux, Item 197

The Petitioner requests a Variance to front yard setback requirements.

In reference to this request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3554

January 11, 1990

J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 191, 192, 194, 195, 196 and 197.

Very truly yours,

Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/lab

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL  
PROTECTION AND RESOURCES  
JAN 2 1990

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item # 197, Zoning Advisory Committee  
Property Owner: A. C. Hubbard, Jr., et ux  
Location: 1408 Walnut Hill Lane  
Water Supply: private  
Sewage Disposal: private

- COMMENTS ARE AS FOLLOWS:
- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
  - ( ) Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3775, to obtain requirements for such installation(s) before work begins.
  - ( ) A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
  - ( ) A permit to construct from the Bureau of Air Quality Management is required for any charcoal generation process which has a total cooking surface area of five (5) square feet or more.
  - ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
  - ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health, safety and security, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resources Management for review and approval. 687-6500 x 315.
  - ( ) Prior to raising of existing structure(s), petitioner must contact the Division of Waste Management, 887-3775, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
  - ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
  - ( ) Soil percolation tests, have been conducted.
  - ( ) The results are valid until \_\_\_\_\_.
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
  - ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
  - ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ( ) shall be valid until \_\_\_\_\_.
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
  - ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
  - ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3880.
  - ( ) In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
  - ( ) Others: A deviation to siting criteria requiring a distance of 30 feet from wells to new construction will have to be approved by this office prior to issuance of building permit. For further information, contact Norma Morris at 887-2762.

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21204-5500  
(301) 887-4500

Paul H. Reinecke  
Chief

DECEMBER 29, 1989

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: A. C. HUBBARD, JR.  
Location: 1408 WALNUT HILL LANE  
Item No.: 197 Zoning Agenda: DECEMBER 26, 1989

Gentlemen:  
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: Capt. T. B. Breda  
Planning Group  
Special Inspection Division  
Noted and Approved  
Fire Prevention Bureau

JK/KEK

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DATE: 2/16/90

Mr. & Mrs. A. C. Hubbard, Jr.  
1408 Walnut Hill Lane  
Baltimore, Maryland 21204

Re: Petition for Zoning Variance  
CASE NUMBER: 90-326-A  
N/S Walnut Hill Lane, 622' E of c/l of Sherwood Road  
1408 Walnut Hill Lane  
9th Election District - 4th Councilmanic  
Petitioner(s): A. C. Hubbard, Jr., et ux  
HEARING: THURSDAY, FEBRUARY 15, 1990 at 2:00 p.m.

Dear Mr. & Mrs. Hubbards:

Please be advised that \$142.77 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING APPLICATION RETURNED ON THE DAY OF THE HEARING.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R0016150

Number

receipt

No. 1394

90-326

DATE: 2/15/90  
PUBLIC HEARING FEES  
POSTING SIGNS / ADVERTISING  
TOTAL: \$142.77  
LAST NAME OF OWNER: HUBBARD

Please make checks payable to: Baltimore County  
hearing date.

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

JANUARY 17, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-326-A  
N/S Walnut Hill Lane, 622' E of c/l of Sherwood Road  
1408 Walnut Hill Lane  
9th Election District - 4th Councilmanic  
Petitioner(s): A. C. Hubbard, Jr., et ux  
HEARING: THURSDAY, FEBRUARY 15, 1990 at 2:00 p.m.

Variance to permit a front yard setback of 16 ft. in lieu of the required 40 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

NOTE:  
If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3301 to confirm hearing date.

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: A. C. Hubbard, Jr.  
J. Edward Dudgeon



## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 31, 1990.

**TOWSON TIMES**

S. Zehe Orlean

**CERTIFICATE OF POSTING**  
**MD DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

90-326-A

District 9th.  
 Posted for: Narison Date of Posting January 23, 1990  
 Petitioner: A.C. Hubbard, Jr. et al  
 Location of property: N1/2 Walnut Hill Lane 622' E of c/c of  
Shenwood Road, 1400 Walnut Hill Lane  
 Location of Sign: In front of 1400 Walnut Hill Lane  
 Remarks:  
 Posted by: L. J. Proter  
 Number of Signs: 1 Date of return: February 2, 1990

## CERTIFICATE OF PUBLICATION

TOWSON, MD., February 2, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Feb 1, 1990.

**THE JEFFERSONIAN**

S. Zehe Online  
Publisher

**J.E. DUDGEON & ASSOCIATES**  
 BUILDERS AND RENOVATORS

December 15, 1989

Mr. J. Robert Hains  
Zoning Commissioner  
Baltimore County  
Baltimore, Maryland 21204

Subject: Hubbard residence, 1408 Walnut Hill Lane

Dear Mr. Hains

Dear Mr. Hains,

As per our conversation last week, I am writing to ask that you schedule a hearing for our variance application. As you will remember, you told me that you would schedule a date as early in January as possible. Our item number is 197.

Thank you for giving this your attention

Sincerely

J. Edward Druegeon  
President

JED:ter

RECEIVED  
DEC 18 1969

**ZONING OFFICE**

Gwen - I want you to set  
this case for Ann on Feb. 15  
at the end of the day. See me.

**J.E.DUDGEON & ASSOCIATES**  
INCORPORATED  
BUILDERS AND RENOVATORS

December 5, 1989

Mr. J. Robert Hains  
Zoning Commissioner  
Baltimore County  
Baltimore, Maryland 21204

Subject: 1408 Walnut Hill Lane

Dear Mr. Hains

Since our last contact with you, several events have transpired which I believe affect our project.

Mr. Dyer was good enough to meet with us a few weeks ago. After reviewing the project with us, he told us that he would recommend that a building permit be issued.

In speaking once again with my client, I have found that they have canvassed their neighborhood and received endorsement for the project from all of their neighbors. In addition, they have been able to contact the last owner of the house who has confirmed that the front of the house did originally face the street. I will be more than happy to submit letters affirming the above for your records.

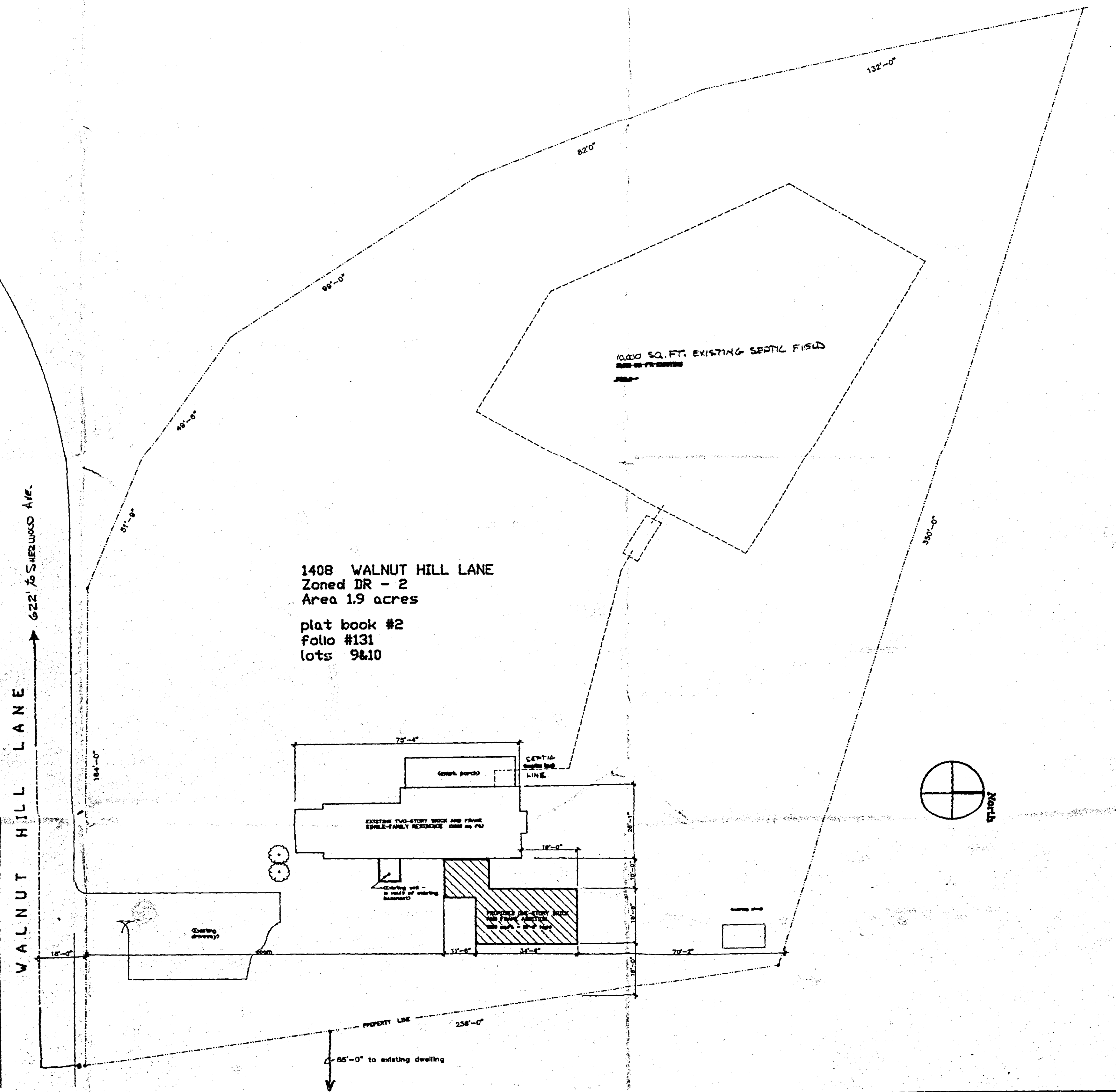
Since there seems to be reasonable grounds - including written support, for regarding the front of the house as facing the street, and since none of the neighbors are opposed to the sale, I would ask that your department reevaluate the need, in addition, I would ask that your department reevaluate the need, for a variance on this property. I understand your responsibilities, and I am sure that you will take the necessary steps to address the initial concerns around the sale of this property. Given the current revenue situation, it is in the best interest of the city to allow the sale of this property, and I am sure that the benefit of the doubt ought to be given the homeowner in this situation - especially given the support of the neighborhood for the project.

802 North Charles Street  
Baltimore, Maryland 21201  
(301) 547-0909

Continued







A R T H U R D. V A L K I I I A I A

9010 SHERWOOD AVENUE BALTIMORE, MARYLAND 21204 (301 - 321-8925)

1408 WALNUT HILL LANE

Renovations and Addition

for Mr. and Mrs. A. C. Hubbard Jr.

DATE 12/1/89

REVISIONS FOR

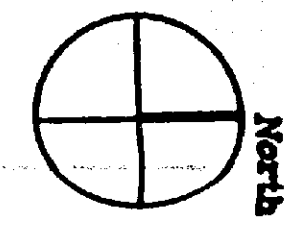
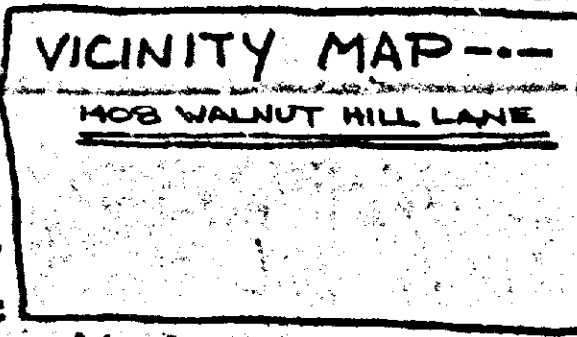
SITE PLANS

SCALE 1/2" = 1'-0"

SP

PETITIONER'S  
EXHIBIT 1





7910 SHERWOOD AVENUE BALTIMORE, MARYLAND 21204  
(301) - 321-6923

Mr. and Mrs. A. C. Hubbard Jr.

☐ Mile --  
☐ Fuel/Gal --  
☐ Construction --

REVISIONS:

1/20" = 1'-0"

SP

1890



90-326-A #197



1968 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
October 13, 1968  
Baltimore County Council  
Chairman, County Council

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION RUXTON	SHEET N.W. 10-B
DATE OF PHOTOGRAPHY JANUARY 1986		

O-NE  
S-SE  
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHANAN, INC. BALTIMORE, MD 21201